

# EDGEWATER'S NEWEST LANDMARK RESIDENCES ARE BORN.



EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
HOTEL & RESIDENCES



LOCATED IN MIAMI'S MOST MAGNETIC LOCALE - FEATURING BAYVIEW RESIDENCES

HOMESHARE HAS ARRIVED TO MIAMI'S  
MOST MAGNETIC LOCALE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



STUDIO, ONE, TWO, AND THREE BEDROOM FULLY FURNISHED RESIDENCES

410 Edgewater Condominium

INTRODUCING

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
HOTEL & RESIDENCES

410 NE 35th Terrace - Miami, FL 33137

OWNERSHIP, VACATION, & HOME-SHARE  
OPPORTUNITIES AVAILABLE.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



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# THE VIDA ADVANT-EDGE.

MIDTOWN | DESIGN DISTRICT | WYNWOOD | THE BEACHES

POSITIONED IN MIAMI'S MOST MAGNETIC LOCALE, EDGEWATER MIAMI OFFERS A VIBRANT AND RICH COMMUNITY FUELED BY CULTURE, GLAMOUR, AND WELLNESS. VIDA RESIDENCES WILL CREATE AN ATMOSPHERE WHERE RESIDENTS EXPERIENCE AN ABUNDANCE OF LIVING, WORK, AND PLAY AMENITIES INCLUDING A ROOFTOP OASIS, WELLNESS CENTER, ON-SITE DINING AND OUR OFF-SITE, LIMITED MEMBER'S ONLY BEACH CLUB FOR GUESTS\*. ENJOY AN EFFORTLESS COSMOPOLITAN LIFESTYLE WITH CONVENIENT ACCESS TO THE VARIETY OF EXPERIENCES THIS EXCITING NEW RESIDENTIAL RESIDENCES HAS TO OFFER.

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
HOTEL & RESIDENCES

LIVE. WORK. PLAY. FOR LIFE.

The Beach Club referenced is not located on-site at the Condominium. It is to be located off-site and is anticipated to be provided through a separate agreement with a third party and may be for a limited term.



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location

THE CENTER OF  
EVERYTHING



IN THE CENTER OF EVERYTHING THAT  
MIAMI IS, VIDA EXCEEDS THE EXPECTATION.

MINUTES TO THE DESIGN DISTRICT, MIDTOWN, WNWOOD, THE BEACHES,  
SOUTH BEACH, DOWNTOWN MIAMI & BRICKELL



6



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# LOCATION, LOCATION, LOCATION



enter

GRAND LOBBY  
& VIDA BAR



*entre*



enter

THE EDGE  
RESTAURANT



*Live*



Restaurants, culinary experiences, bars, retail and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, bars, clubs, businesses and/or operators within the Condominium may be relied upon. Restaurants, culinary experiences, bars and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein.

enter

VIDA  
RESIDENCES



*entertain*

enter

VIDA  
RESIDENCES



11

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



enter

VIDA  
RESIDENCES



*Comfort*



enter

THE RETREAT  
SPA & POOL



*Chill*



enter

THE RETREAT  
ROOF TOP DECK



*engage*

amenities

PRIVATE  
BEACH CLUB



*indulge*



amenities

## PRIVATE BEACH CLUB



The Beach Club referenced in is not located onsite at the Condominium. It is located off-site and is anticipated to be provided through a separate agreement with a third party and may be for a limited term.

INDULGE IN THE ULTIMATE BEACH EXPERIENCE WITH AN EXCLUSIVE MEMBERSHIP AT THE VIDA BEACH CLUB. LOCATED ON THE SOUTHERN MOST TIP OF OCEAN DRIVE IN THE PREMIER SOUTH FIFTH (SOFI) ENCLAVE, THE VIDA BEACH CLUB OFFERS A SERENE AND SOPHISTICATED ESCAPE. A SMALL NEIGHBORHOOD SITUATED ON THE SOUTHERN TIP OF MIAMI BEACH SURROUNDED BY THE ATLANTIC OCEAN, BISCAYNE BAY AND GOVERNMENT CUT, SOUTH OF FIFTH IS KNOWN AS AN EXCLUSIVE TROPICAL PARADISE.

**VIDA MEMBER SERVICES INCLUDE DEEP CUSHIONED LOUNGE CHAIRS, PAMPERED TOWEL SERVICE, WIFI, GAMES, AND FINE DINING AWAITING OUR MEMBER'S ARRIVAL.**



amenities

THE RETREAT  
VIDA OASIS



VIDA'S 22,000 SQUARE FOOT ROOFTOP OASIS  
FEATURES SWEEPING VIEWS OF BISCAYNE  
BAY, SOUTH BEACH & DOWNTOWN MIAMI.



AL FRESCO DINING & BAR - COZY GATHERING RETREATS - BALI BEDS & CABANAS - FITNESS CENTER  
WELLNESS CENTER - GRILLING STATIONS - 11,000 SQUARE FOOT POOL



17



ARTIST CONCEPTUAL RENDERINGS. DEVELOPER MAY CHANGE WITHOUT NOTICE.



amenities

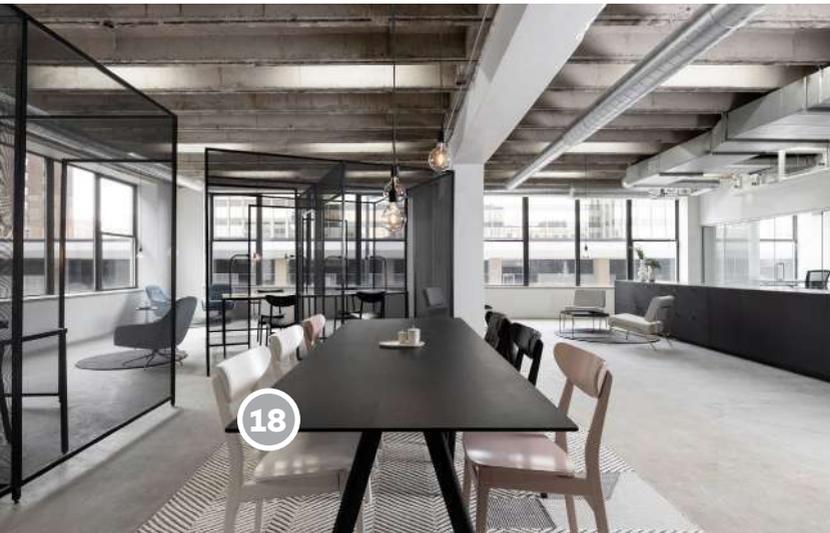
COWORKING  
CENTER



VIDA'S 3,800 SQUARE FOOT CO-WORKING CENTER DELIVERS THE PERFECT ENVIRONMENT FOR THE WORK PART OF LIVE, WORK, PLAY.

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

DEDICATED WORK SPACES - ACCESS TO OFFICE MATERIALS - MEETING ROOMS AND EVENT SPACES  
PRIVATE PHONE BOOTH - SNACK & BEVERAGE CAFE - COMMUNITY NETWORKING EVENTS



amenities

VIDA  
WELLNESS



JUICE BAR WITH JUICES AND SNACKS  
PERSONAL TRAINER  
WELLNESS COACH  
GROUP FITNESS CLASSES  
CARDIO AND STRENGTH EQUIPMENT  
YOGA AND EXERCISE  
SPA WITH MASSAGE TREATMENT ROOMS  
RELAXATION LOUNGE

SPA TREATMENTS MAY BE PROVIDED FOR A SEPARATE FEE.

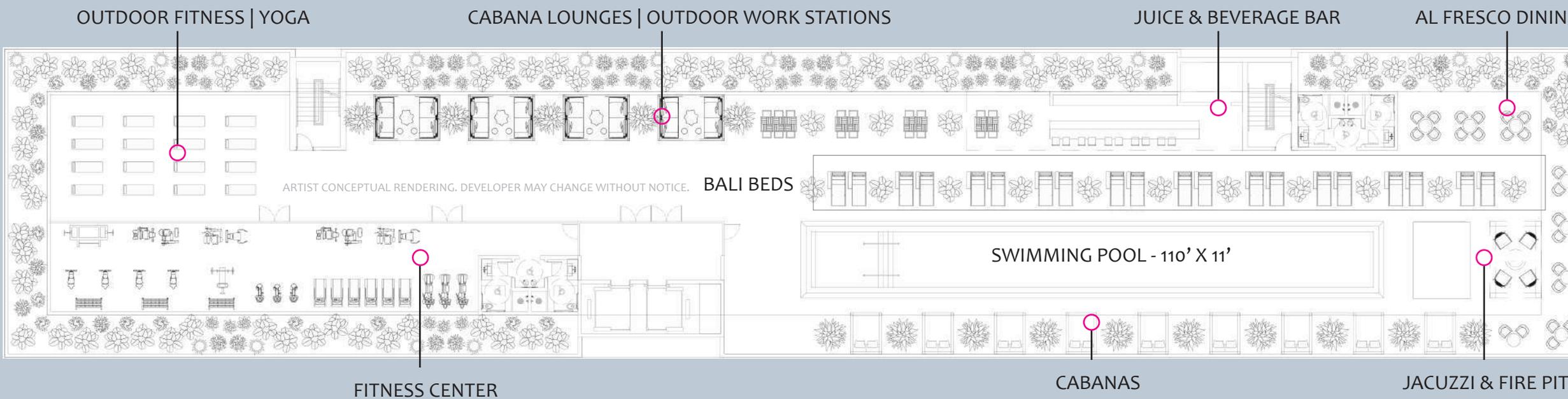
PERSONALIZED WELLNESS SERVICES FOR OUR MEMBERS & GUESTS...  
OUR TREATMENT APPROACH INCORPORATES CHIROPRACTIC CARE,  
THERAPEUTIC EXERCISE, NUTRITIONAL COUNSELING, FUNCTIONAL  
MEDICINE, HEALTH COACHING AND MASSAGE THERAPY.

INFRARED SAUNA  
NUTRITION COUNSELING  
ANTI-AGING CONSULTATIONS  
HEALTH ANALYSIS & TESTING  
NATURAL SUPPLEMENTS  
ESSENTIAL OILS  
CBDS & HEMP PRODUCTS



amenities

VIDA  
ROOFTOP

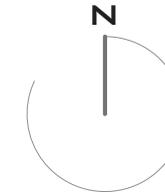
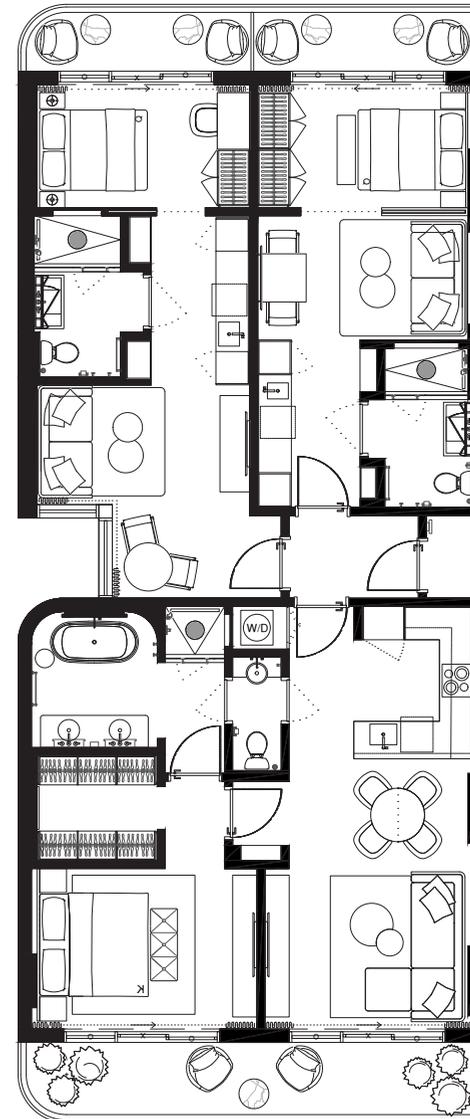


EDGEWATER MIAMI  
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 HOTEL & RESIDENCES

**UNIT TYPE H.1**  
 #501 #601 #701 #801

**3 BED + 3 BATH**

INTERIOR 1681sf/156,1M2  
 EXTERIOR 258sf/24M2  
 TOTAL 1939sf/180,1M2



01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16

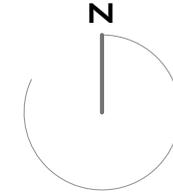
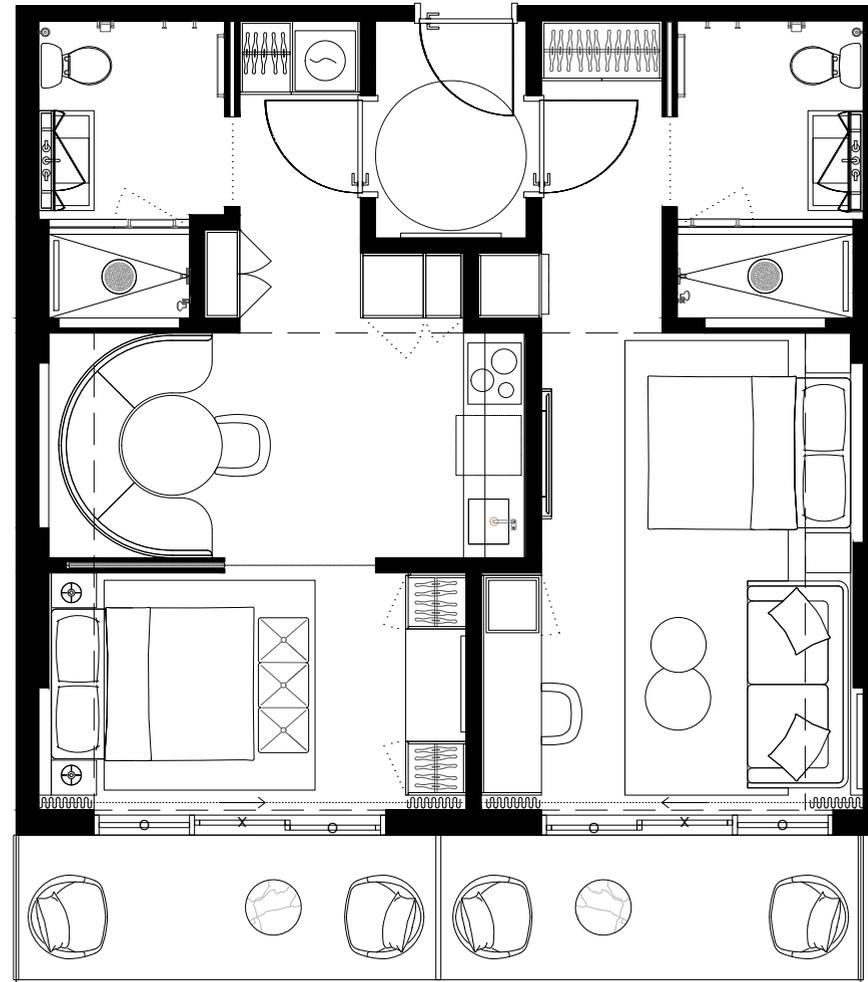
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**UNIT TYPE E.4**  
 #502 #602 #702 #802

**2 BED + 2 BATH**

INTERIOR	774SF/72M2
EXTERIOR	140SF/13M2
<b>TOTAL</b>	<b>914SF/84,9M2</b>



01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16



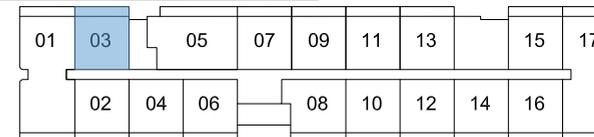
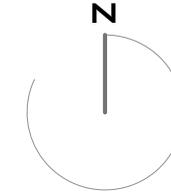
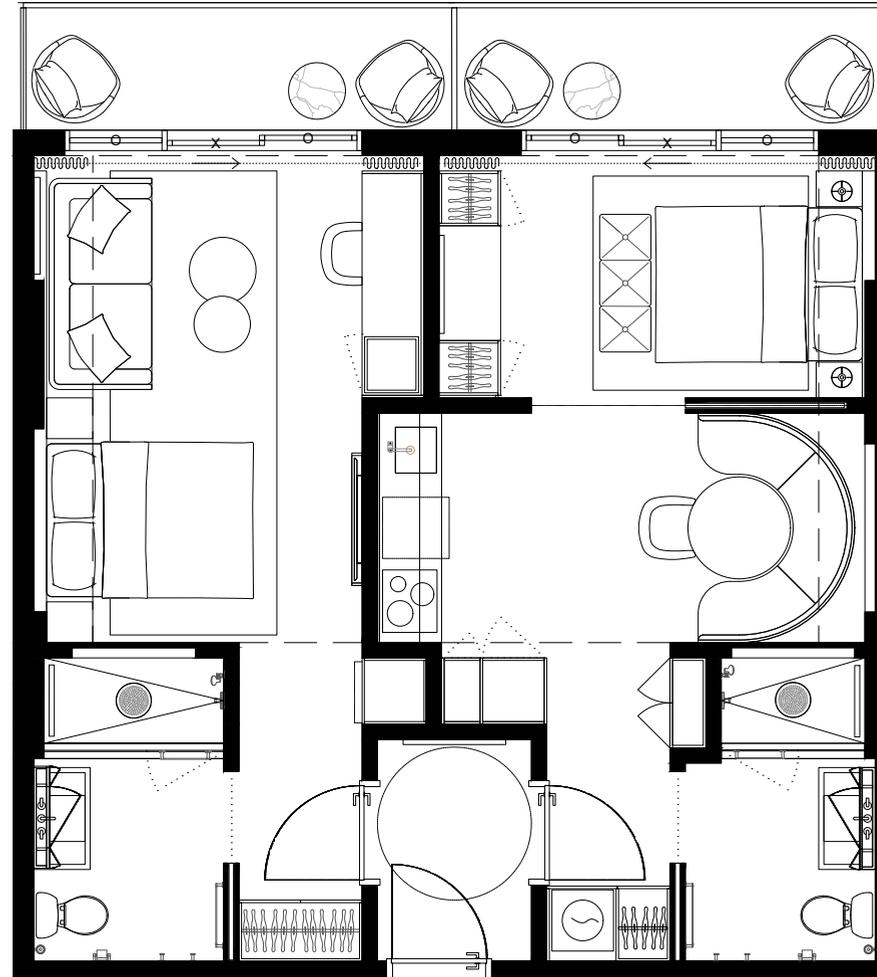
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**UNIT TYPE E.3**  
 #503 #603 #703 #803

**2 BED + 2 BATH**

INTERIOR 774SF/72M2  
 EXTERIOR 116,5SF/11M2  
 TOTAL 890,5SF/83M2



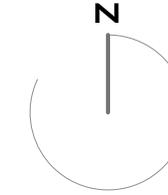
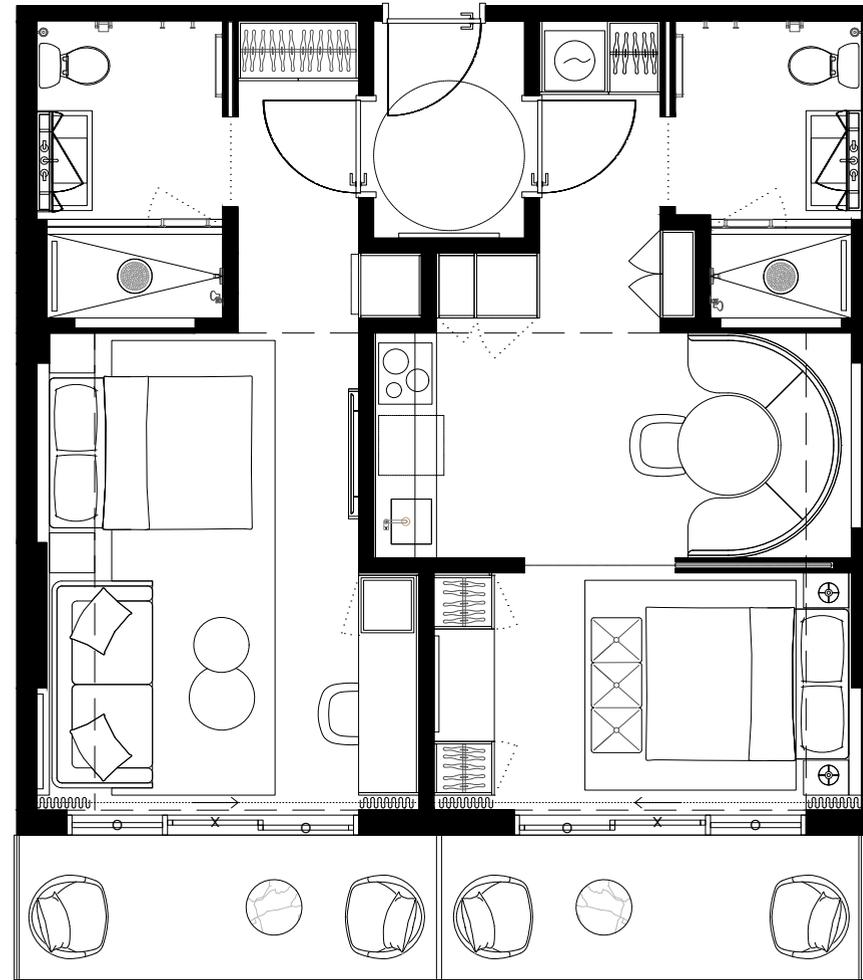
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**UNIT TYPE E.4**  
 #504 #604 #704 #804

**2 BED + 2 BATH**

INTERIOR	774SF/72M <sup>2</sup>
EXTERIOR	140SF/13M <sup>2</sup>
<b>TOTAL</b>	<b>914SF/84,9M<sup>2</sup></b>



01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16



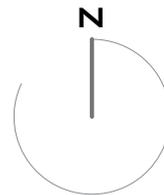
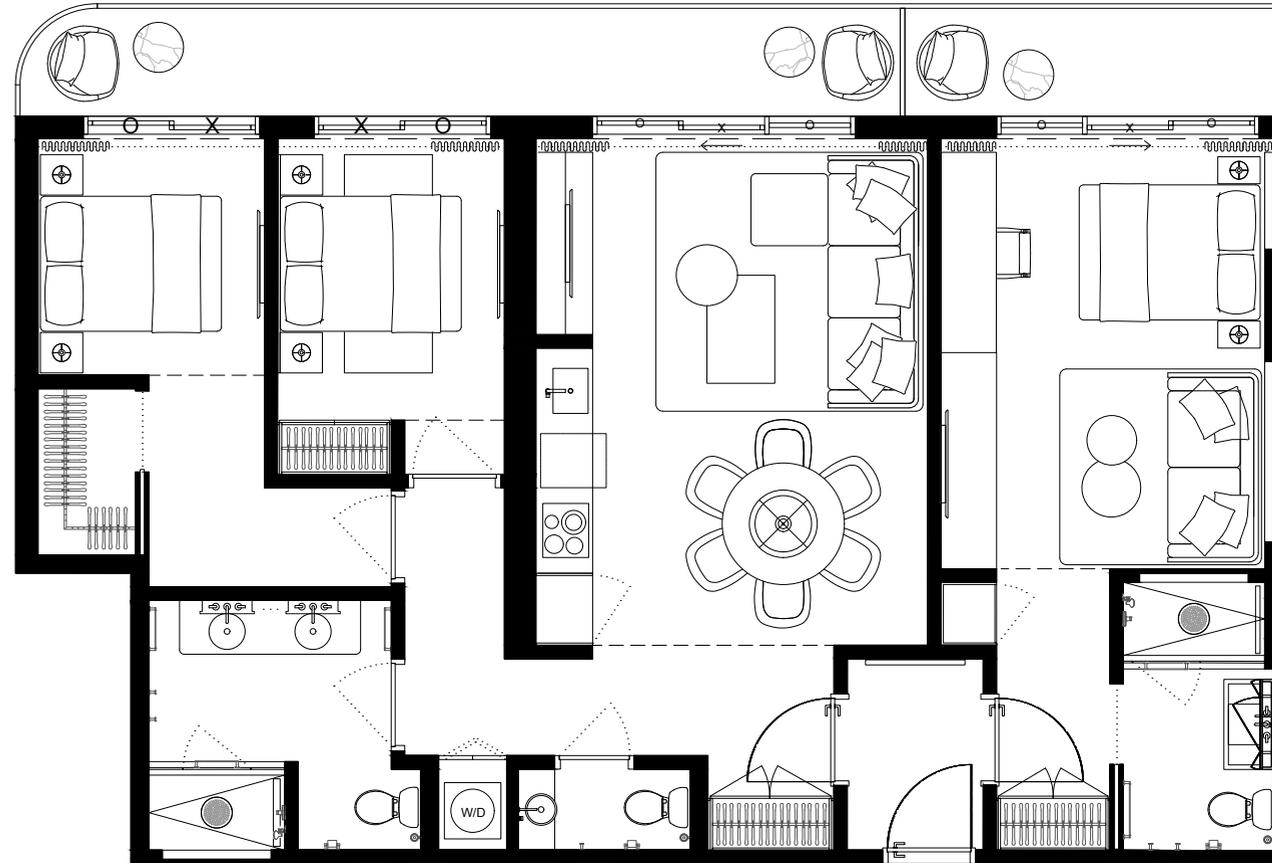
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**UNIT TYPE G**  
 #505 #605 #705 #805

**3 BED + 2 BATH +**  
**2 1/2 BATH**

INTERIOR 1233sf/114,6M2  
 EXTERIOR 193sf/18M2  
 TOTAL 1426sf/132,6M2



01	03	05	07	09	11	13	15	17
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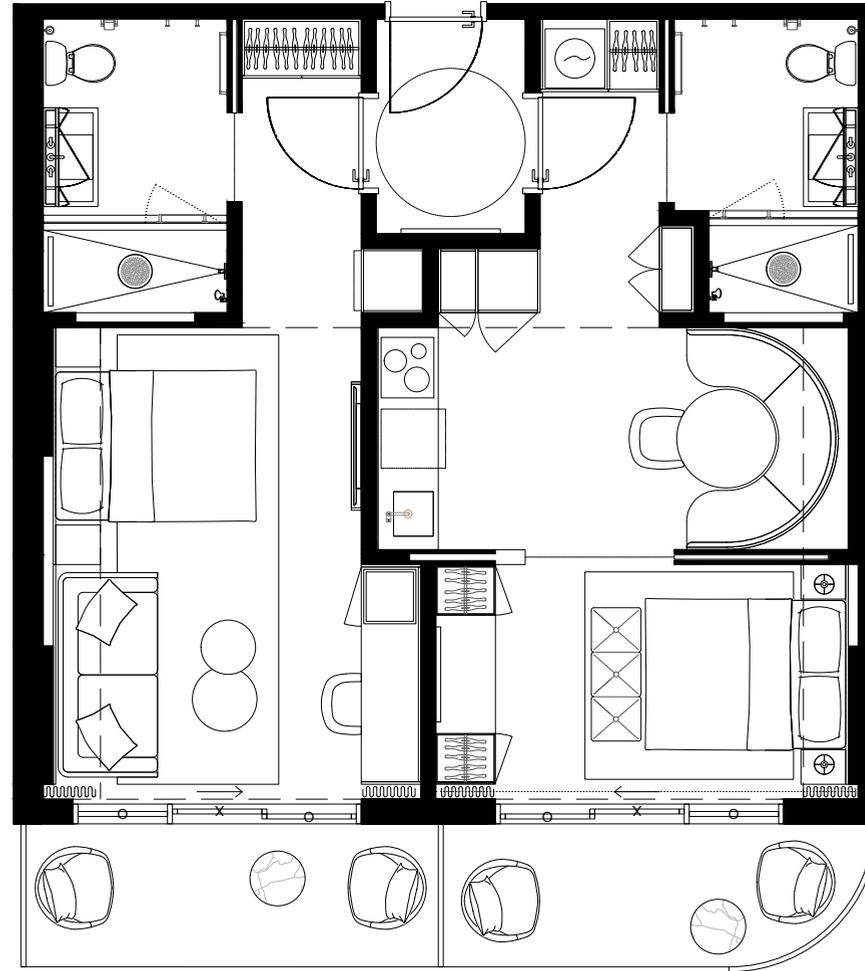
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**UNIT TYPE E.5**  
 #506 #606 #706 #806

**2 BED + 2 BATH**

INTERIOR	774SF/72M2
EXTERIOR	140SF/13M2
<b>TOTAL</b>	<b>914SF/84,9M2</b>



01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16



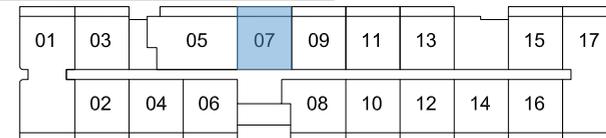
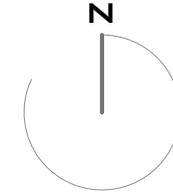
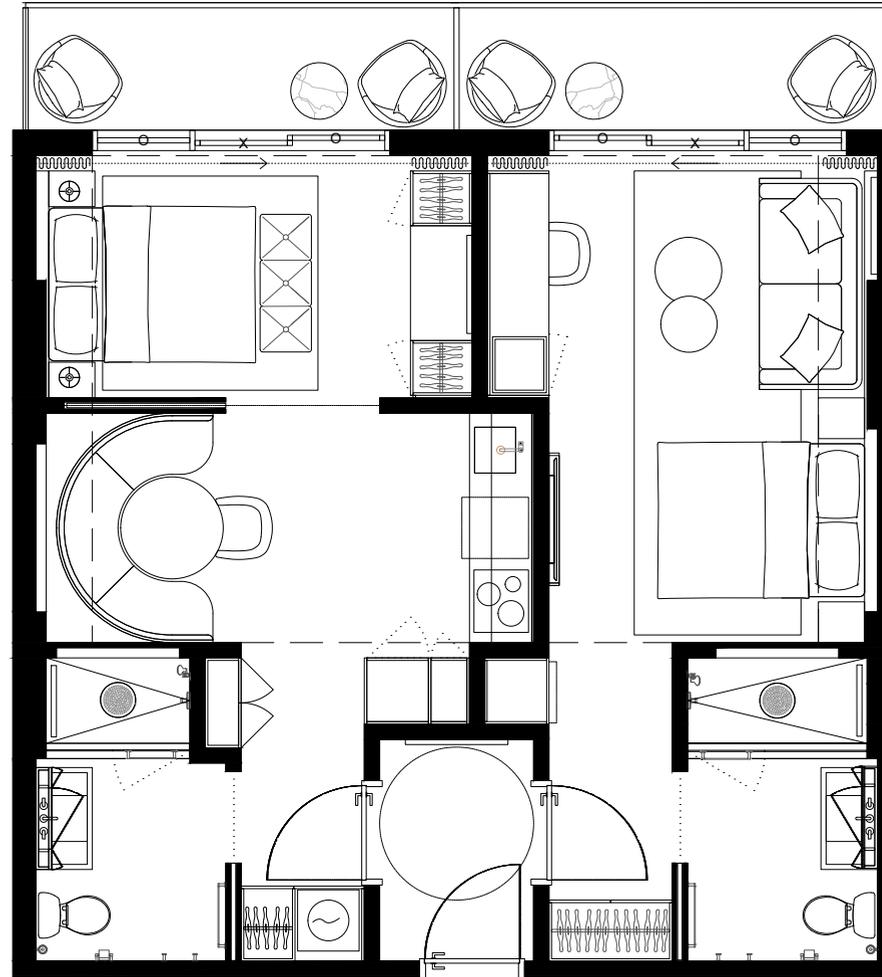
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**VIDA**<sup>®</sup>  
 HOTEL & RESIDENCES

**UNIT TYPE E.3**  
 #507 #607 #707 #807

**2 BED + 2 BATH**

INTERIOR	774SF/72M2
EXTERIOR	116,5SF/11M2
<b>TOTAL</b>	<b>890,5SF/83M2</b>



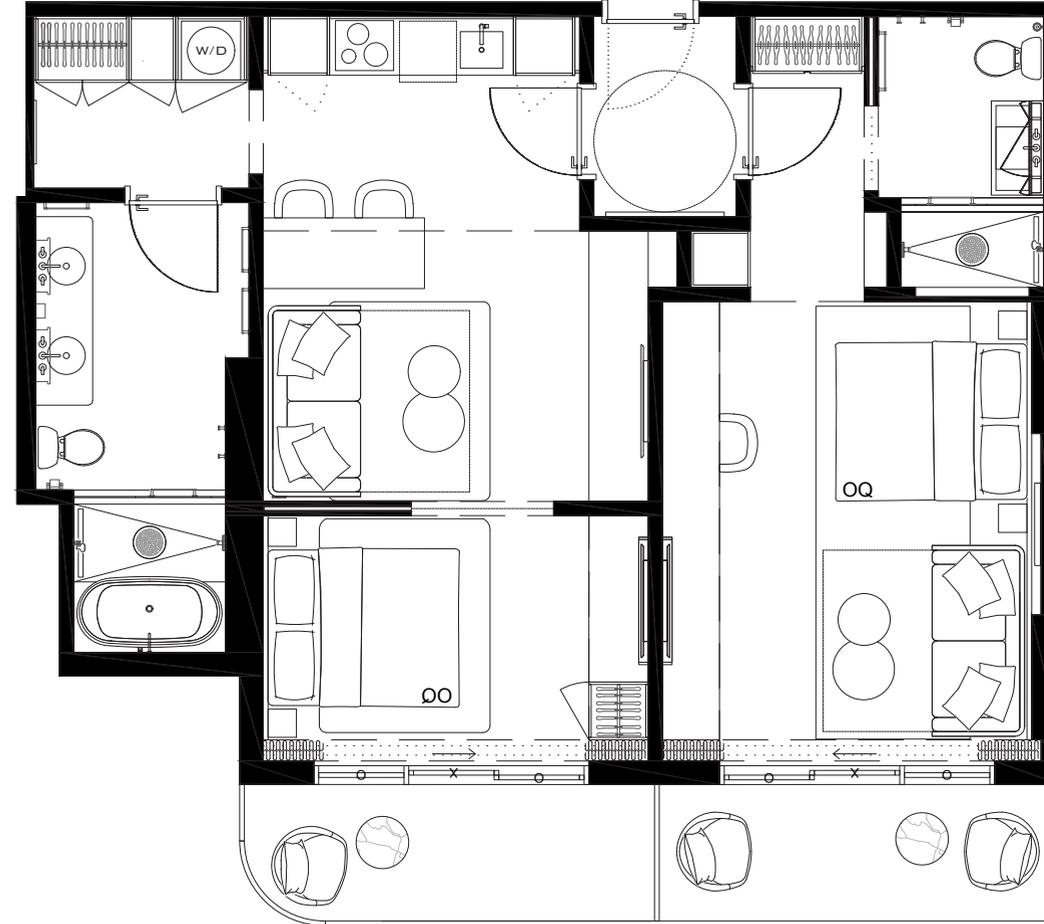
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**UNIT TYPE F**  
 #418 #518 #618 #718 #818

**2 BED + 2 BATH**

INTERIOR 970sf/90M2  
 EXTERIOR 141sf/13M2  
 TOTAL 1111sf/103,2M2



401	403	405	407	409	411	413	415	417	419	421	423	425	427	429	431	433	435	437	
402	404	406	408	410	412	418	420	422	424	426	428	430	432	434	436				



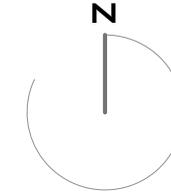
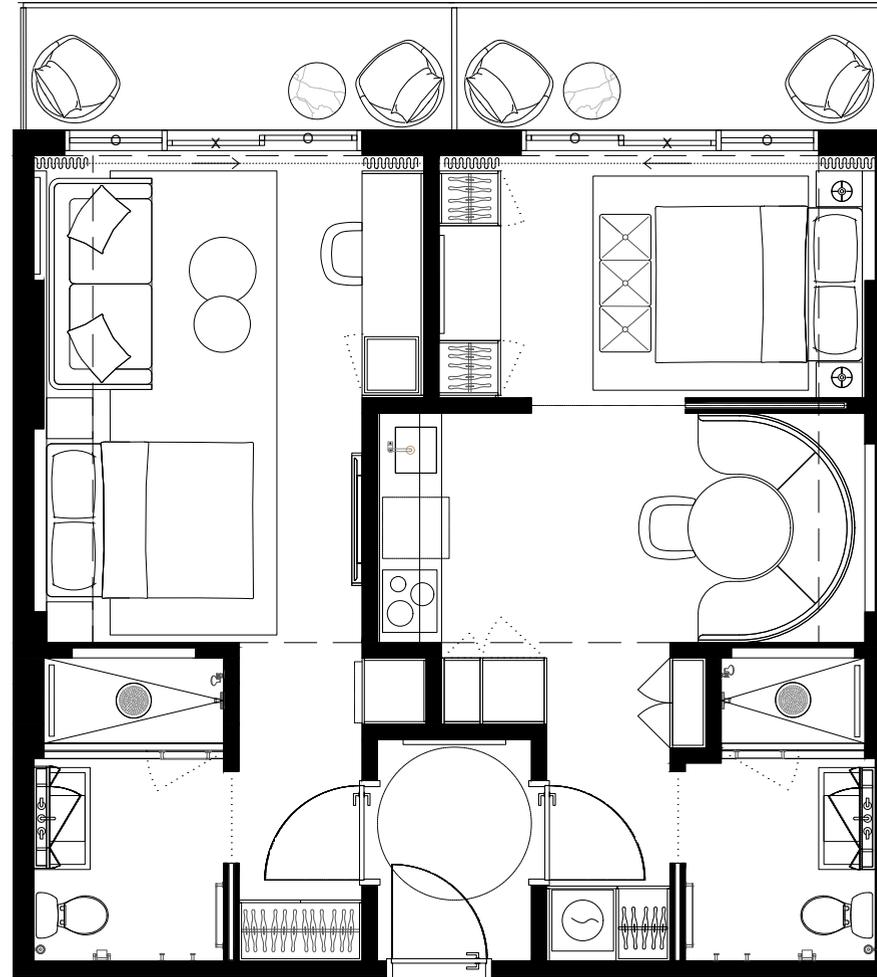
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**UNIT TYPE E.3**  
 #509 #609 #709 #809

**2 BED + 2 BATH**

INTERIOR 774sqft/72M2  
 EXTERIOR 116,5sf/11M2  
 TOTAL 890,5sf/83M2



01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16



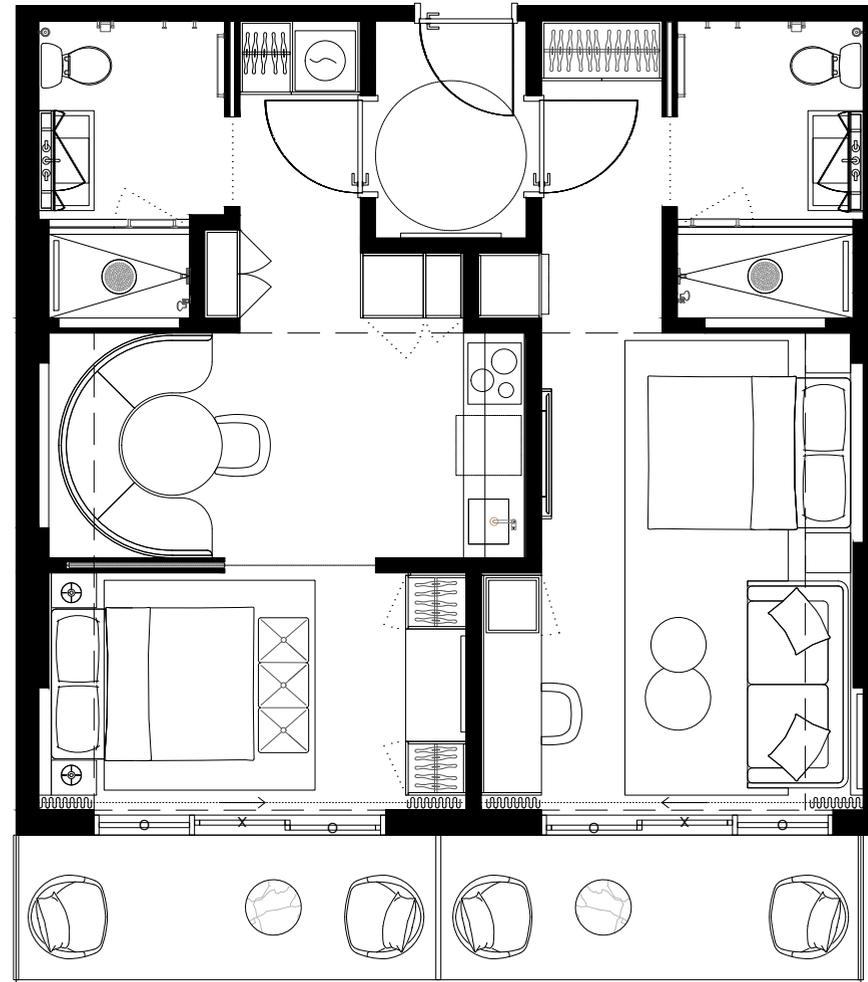
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**UNIT TYPE E.4**  
 #510 #610 #710 #810

**2 BED + 2 BATH**

INTERIOR 774SF/72M2  
 EXTERIOR 141SF/13M2  
 TOTAL 915SF/84,9M2



01	03	05	07	09	11	13	15	17
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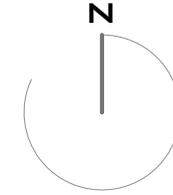
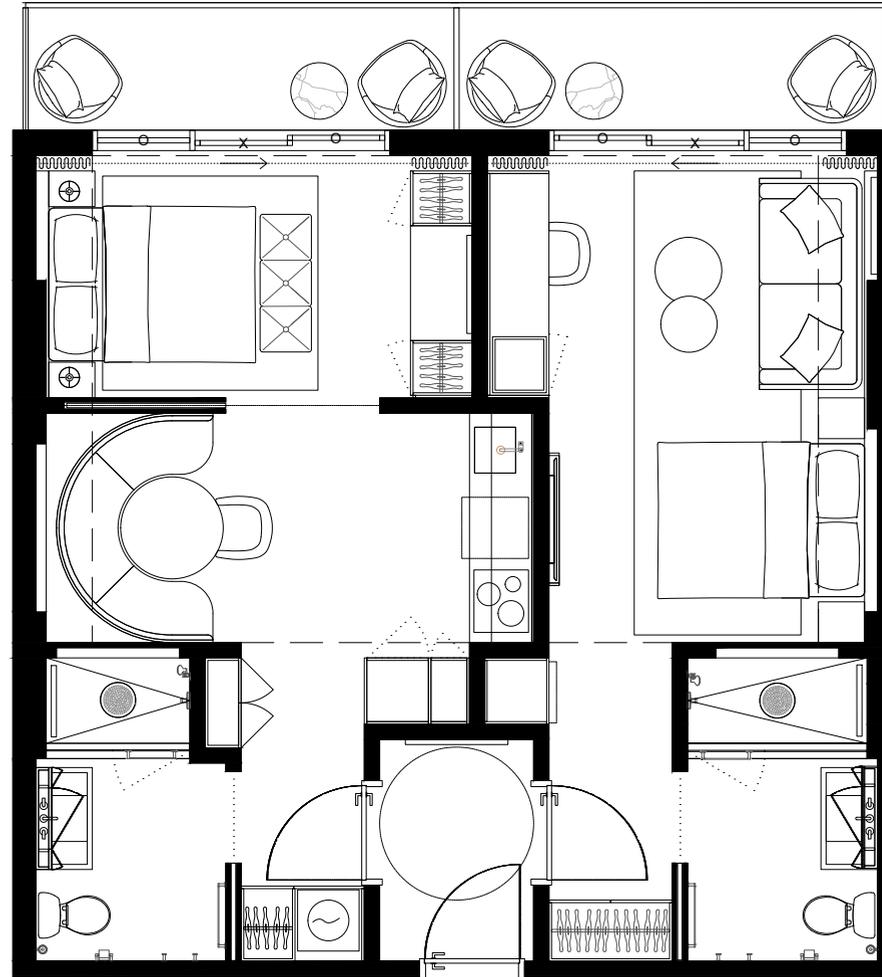
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**VIDA**<sup>®</sup>  
 HOTEL & RESIDENCES

**UNIT TYPE E.3**  
 #511 #611 #711 #811

**2 BED + 2 BATH**

INTERIOR 774sqft/72m2  
 EXTERIOR 141sqft/13m2  
 TOTAL 915sqft/84,9m2



01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16



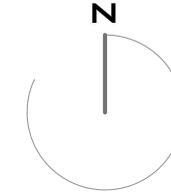
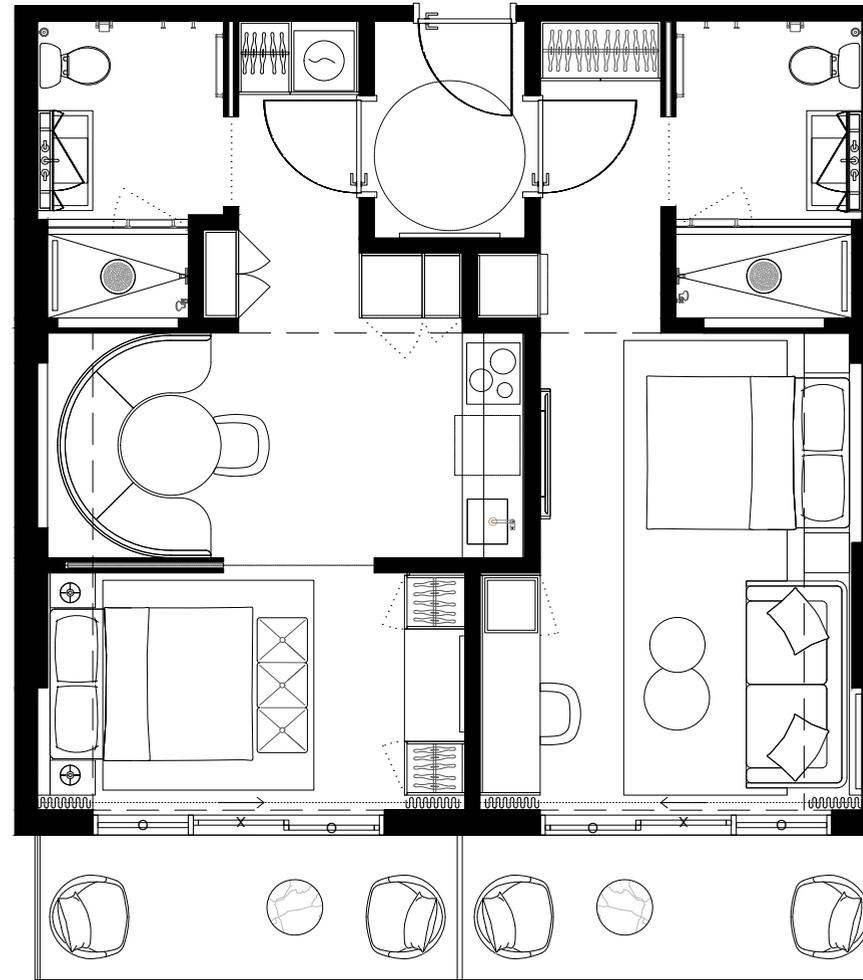
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EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 HOTEL & RESIDENCES

**UNIT TYPE E.4**  
 #512 #612 #712 #812

**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 141SQFT/13M2  
 TOTAL 915SQFT/84,9M2



01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16



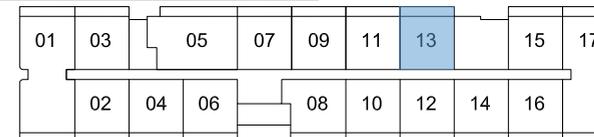
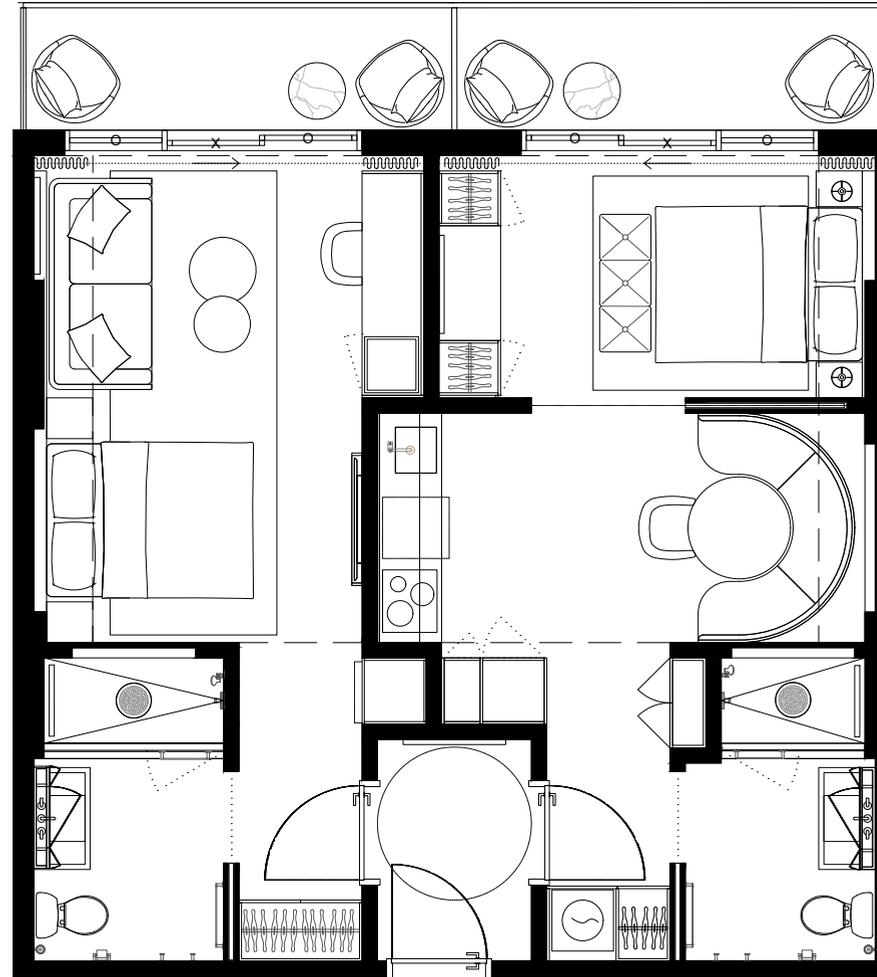
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**UNIT TYPE E.3**  
 #513 #613 #713 #813

**2 BED + 2 BATH**

INTERIOR 774sqft/72m2  
 EXTERIOR 116,5sf/11m2  
 TOTAL 890,5sf/83m2



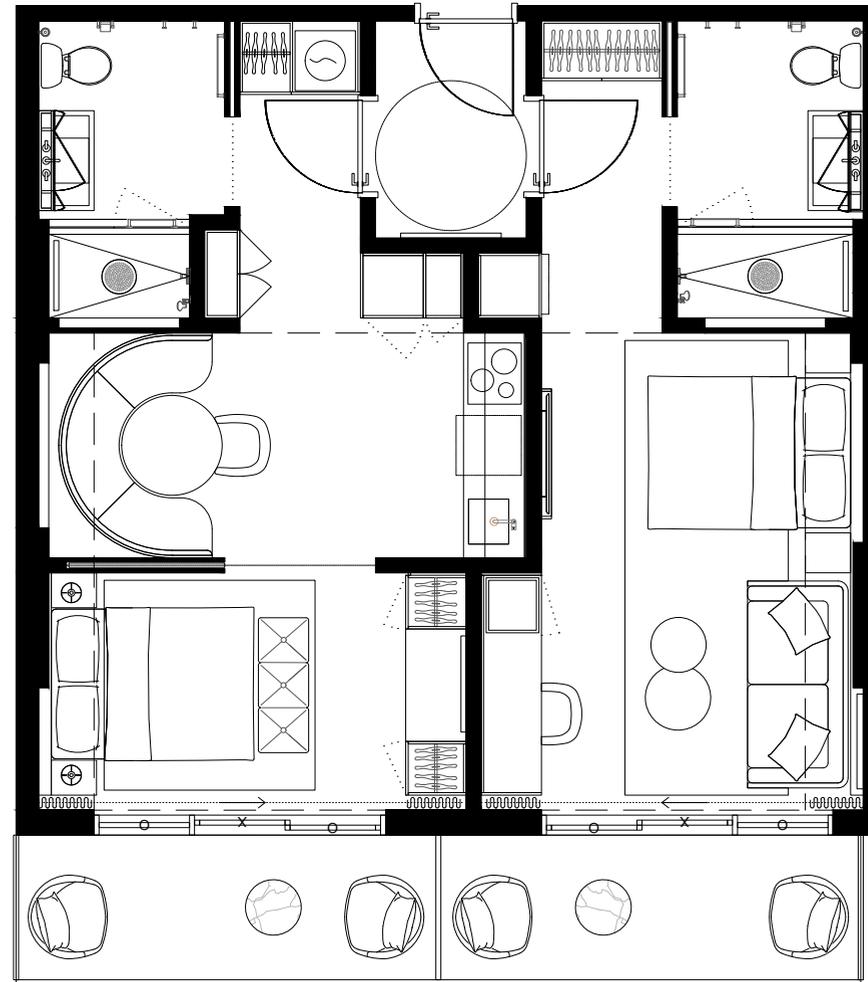
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**UNIT TYPE E.4**  
 #514 #614 #714 #814

**2 BED + 2 BATH**

INTERIOR 774sf/72M2  
 EXTERIOR 141sf/13M2  
 TOTAL 915sf/84,9M2



01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16



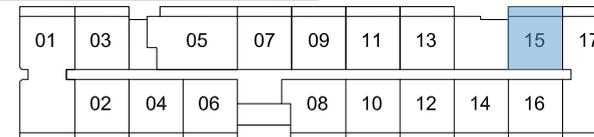
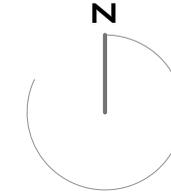
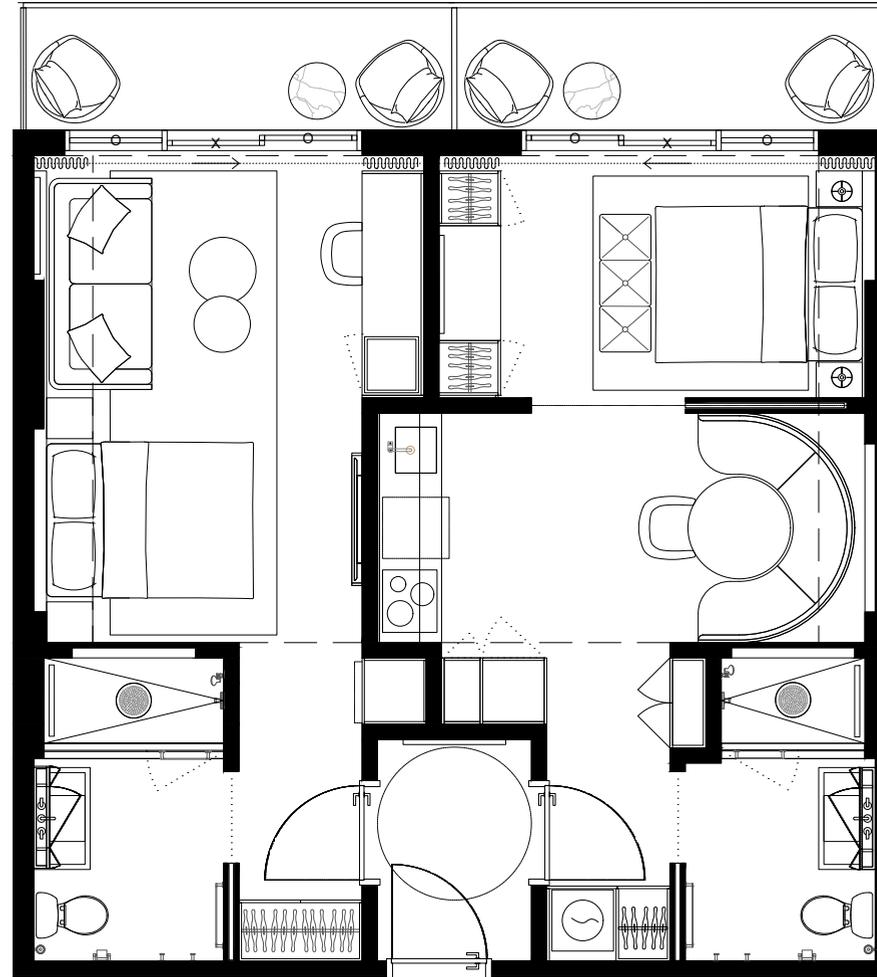
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**UNIT TYPE E.3**  
 #515 #615 #715 #815

**2 BED + 2 BATH**

INTERIOR 774SF/72M2  
 EXTERIOR 116,5SF/11M2  
 TOTAL 890,5SF/83M2



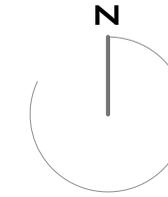
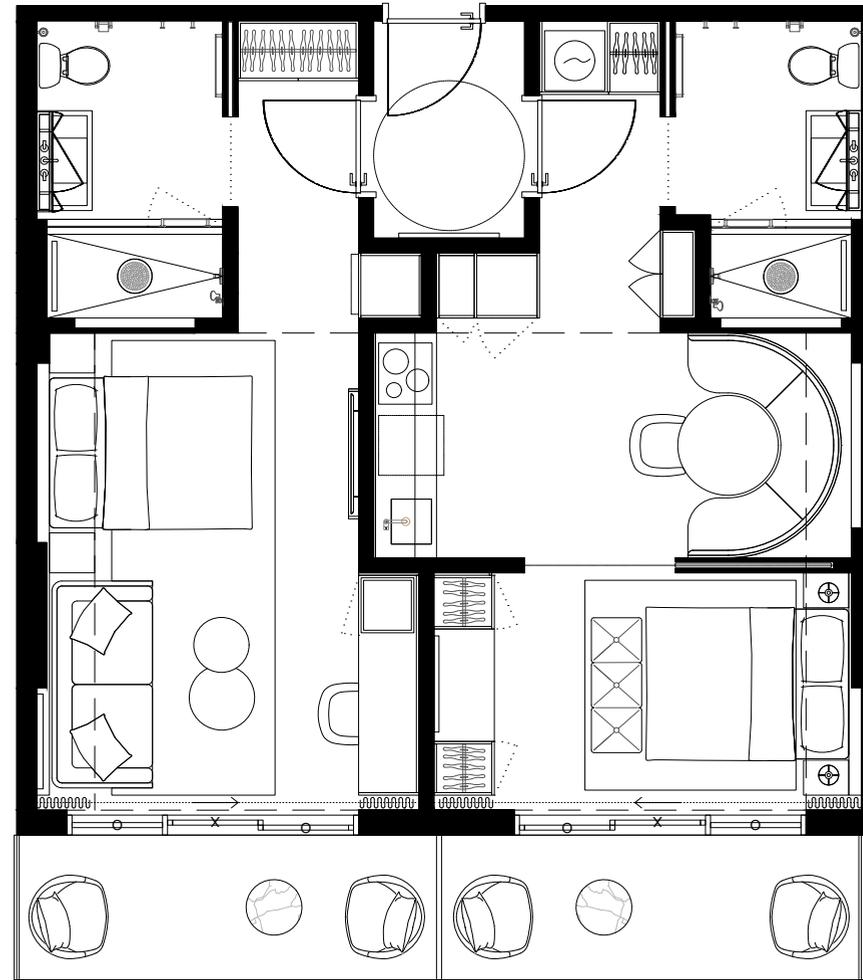
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**UNIT TYPE E.4**  
 #516 #616 #716 #816

**2 BED + 2 BATH**

INTERIOR	774SF/72M2
EXTERIOR	141SF/13M2
<b>TOTAL</b>	<b>915SF/84,9M2</b>



01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16



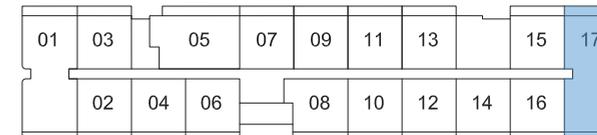
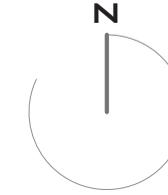
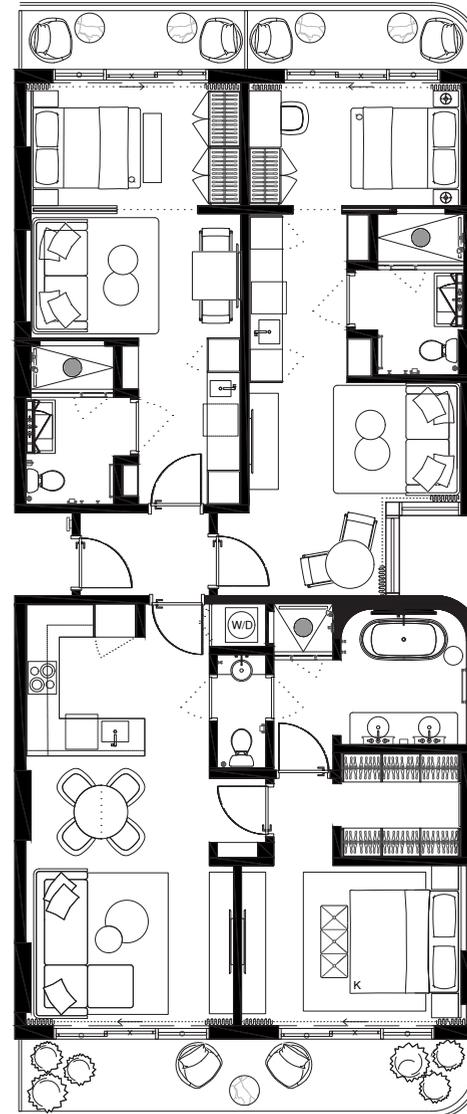
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**UNIT TYPE H.2**  
 #517 #617 #717 #817

**3 BED + 3 BATH**

INTERIOR 1681sf/156,1m<sup>2</sup>  
 EXTERIOR 258sf/24m<sup>2</sup>  
 TOTAL 1939sf/180,1m<sup>2</sup>



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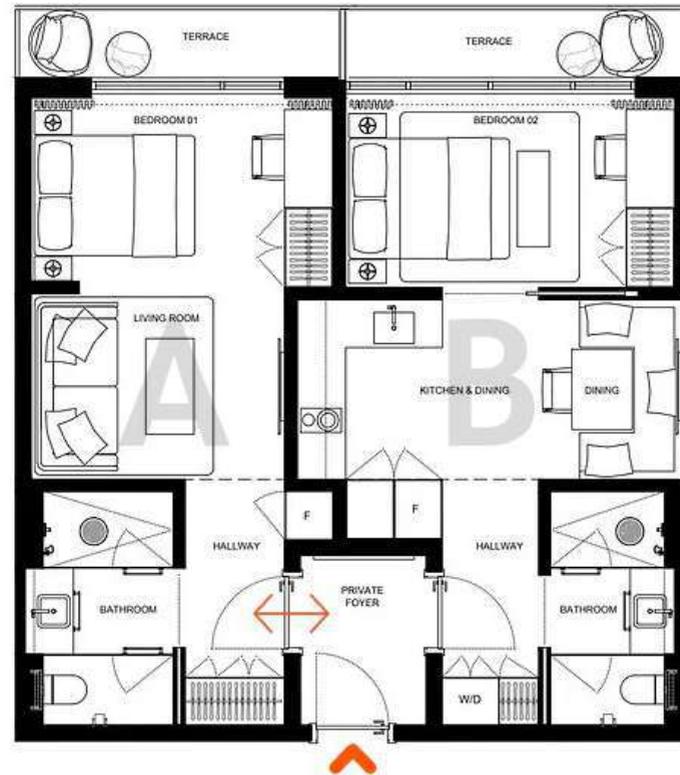
# HOMESHARE



Vida HomeShare combines a studio residence adjacent to a one or two-bedroom residence featuring adjoining entryways. The standard occupancy is up to 10 adults.

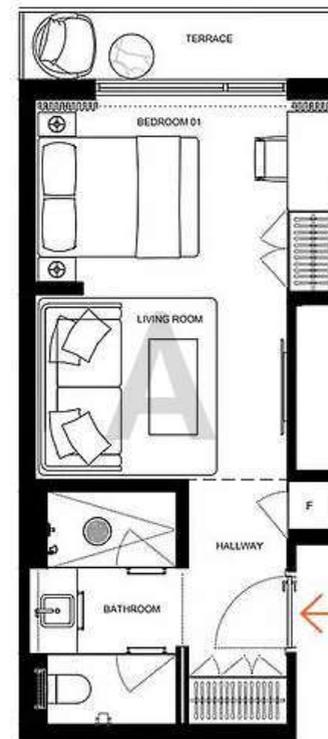
The design of the floor plan below details a common foyer which enables the residence owner to transform the residence to guests separately as a one-bedroom residence, a two-bedroom residence, or when fully combined, as an executive three-bedroom residence. This flexibility of homesharing is invaluable because it allows the owner to utilize the residence in three different ways.

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2 BEDROOM / 2 BATH

=



1 BEDROOM / 1 BATH



1 BEDROOM / 1 BATH

# BY DESIGN: KOBI KARP, ARCHITECT



Kobi Karp is the Founder and Principal of Kobi Karp Architecture and Interior Design, Inc (KKAID). Kobi Karp founded the firm in 1996 and has been the Principal-in-Charge of design since that time. KKAID is a full-service architectural and interior design firm providing a vast array of services, ranging from the design of large-scale, high-rise condominium and hospitality projects to intimate, small-scale low-rise residential and commercial structures.

Kobi Karp earned degrees in both Architecture and Environmental Design. Subsequently, Kobi Karp began his career working on major hospitality and all-inclusive resort projects throughout the United States and the Caribbean.

Kobi Karp has developed expertise in design over the last 20 years, working with a wide range of project types, sizes, complexities, and budgets. It is through this last quarter century working in warm weather climates that KKAID has garnered international acclaim and been selected to spearhead numerous resort projects. Developers and builders in the Caribbean, Black Sea region, and the Middle East have relied on the firm for their design eye and planning contributions in the preservation of historical areas.

For over two decades, Kobi Karp Architecture and Interior Design has been providing unique, creative and innovative design solutions to renowned clients internationally and domestically in Hospitality, Retail and high-rise Residential developments. To date, Kobi Karp Architecture and Interior Design has designed over 36 billion in mixed-use Commercial, Residential and Multifamily properties worldwide from the Caribbean, to the Far East, to the Black Sea region, throughout the Gulf and the Middle East.

Kobi Karp Architecture and Interior Design's clients have relied on the firm for their Architecture Design and Planning. Kobi Karp, the firm's founding principal, is an award winning member of the American Institute of Architects, and American Society of Interior Design. Kobi Karp Architecture and Interior Design is an award winning company and member of the American Institute of Architects (AIA) and the American Society of Interior Designs (ASID).

Kobi Karp Architecture and Interior Design's studios are headquartered in Miami, with branch studios in the Middle East. The firm is the recipient of many awards, including AIA Awards for Outstanding Young Architect of the Year Award, AIA Outstanding Service Award, AIA Award of Merit, American Resort Development Association (ARDA) Gold Award for Hotel Conversion, The Network of the Hospitality (NEWH) Excellence in Design Award, Miami Design Preservation League Merit Awards, and Dade Heritage Trust Historic Preservation Awards.

Kobi Karp Architecture and Interior Design has been recognized in various publications such as The Wall Street Journal, The New York Times, Miami Herald, Ocean Drive Magazine, Haute Magazine, El Nuevo Herald, Architectural Digest, Forbes Magazine, Newsweek, Fisher Island Magazine and Hospitality Design Magazine. Kobi Karp Architecture and Interior Design has also been featured on CBS, NBC, CNN and 1 TV Russia.

**KKAID's modern designs and architectural work have been extensively published and recognized internationally. They are inspired by the vernacular of the environments in which they reside, complementing their logistical and historical contexts.**



# THE VISIONARY



Urbana's focus is on the acquisition and redevelopment of existing value-add Class "A" commercial real estate properties across the United States.

Urbana actively pursues both the development of strategically-located commercial sites and redevelopment of existing value-add commercial properties that are in need of renovation, repositioning, and/or wholesale re-adaptation. While the strategy pursued with each property may differ, the firm's investment approach is uniform: underwrite each prospective investment conservatively in order to minimize downside risk and maximize profitability for both the firm and its investment partners.

This approach, which is informed by a keen understanding of real estate market trends, an eye for optimizing the capital structure of each investment, an ability to keep costs under control, and a highly-capable property management team, has enabled the firm to reliably deliver Class A properties to institutional investors when our value-enhancing efforts are completed.

Urbana both develops and redevelops strategically-located commercial properties in the United States and around the world.

As a developer, Urbana seeks out strategically-located commercial sites that show great promise and evaluates their development potential with an eye toward the proper risk-reward balance.

As a redeveloper, Urbana acquires under-performing commercial real estate properties with the goal of transforming them, via a host of value-enhancing repositioning and management strategies, into investment-caliber properties.

When Urbana has completed its development or redevelopment activities and has successfully created a stable, Class A commercial property, the firm typically sells the property to institutional investors (including pension funds, REITs, and insurance companies) interested in acquiring stable, outperforming properties.

Geographically, Urbana pursues acquisition opportunities in gateway cities and other select markets throughout the United States and is increasingly active outside of the United States. Targeted property types include office, retail, multi-family, hotel and mixed-use projects, while targeted investment avenues include the acquisition of fee simple real estate as well as underperforming and non-performing mortgages.

Urbana and its equity partners constantly monitor the pulse of both the real estate and capital markets and stand ready to act when suitable opportunities arise. Regardless of the property developed or acquired, our goal remains the same: the creation of an outperforming institutional-quality asset.



## DISCLAIMER

The name of the Condominium is 410 Edgewater Condominium. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Neither Urbana Holdings, Urbana Bueno or La Madrid (“the UBLM Parties”) is the project Developer and uses the Vida marks under a license from Urbana Bueno. This Condominium is being developed by Urbana Bueno Land, LLC, (“Developer”). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the UBLM Parties and any purchaser agrees to look solely to Developer (and not to the UBLM Parties and/ or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions and statements of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of the interior demising walls and in fact vary from the area that would be determined by using the description and definition of the unit set forth in the declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this brochure are generally taken at the greatest points of each given room (as if the room were a perfect rectangle, without regards for any cutouts). Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All stated dimensions and ceiling heights are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furniture, appliances, counters and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement. Additionally, ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include creations and selections which may not be included with the purchase of a Unit. There may be finishes available to purchase as an upgrade to your Unit. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/ or the design team. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. Spa treatments referenced herein may be provided for a separate fee. The beach club referenced in this brochure is not located onsite at the Condominium. It is to be located off-site and is anticipated to be provided through a separate agreement with a third party and may be for a limited term.



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